

11-3-7: INDUSTRIAL (I):

- A. District Intent: This zone district is established for the purposes of providing locations for those industrial land uses that are consistent with and supportive of the goals of the Eastern Summit County general plan. This zone district is intended to encourage industrial development near incorporated municipalities, where adequate services are generally available. However, it also is intended to permit an appropriate diversity of economic activity at other appropriate locations to support the needs of Eastern Summit County residents when appropriate services can be made available and the use is compatible with its surroundings. Industrial uses are reviewed through the conditional use review process.
- B. Existing Legal Nonconforming Industrial Uses: Existing legal nonconforming industrial uses not located within an industrial zone district may continue and may be enlarged and/or expanded in accordance with section [11-6-2](#) of this title and the industrial use criteria listed in subsection C of this section.
- C. Industrial Zone And Use Criteria: New industrial uses shall not be established nor shall existing industrial uses be expanded within the industrial zone unless the use complies with all of the following criteria:
1. There is adequate off street parking and circulation areas and direct access to a major roadway from the property where heavy equipment or truck traffic will not travel through established residential neighborhoods.
 2. Public services are readily available to the property and can be provided at adequate levels to serve the demands of the industrial use without negatively impacting the level of service to adjoining uses or existing industrial uses.
 3. The industrial use is compatible and consistent with or supports other nearby uses and/or property conditions.
 4. The property does not contain sensitive lands that cannot be mitigated if negatively impacted by the industrial use.
 5. A final site plan, design guidelines and operational management plan will be required as part of any conditional use, rezoning or expansion of an industrial use to fully address potential impacts to neighboring uses or the community at large.
- D. Floor Area And Lot Coverage: Floor area and lot coverage requirements in the industrial zones shall be dictated by off street parking, adequate circulation and other site design requirements and development standards. The maximum floor area or lot coverage shall not exceed sixty percent (60%) of the lot.
- E. Lot Width: There shall be no requirement for lot width, provided all off street parking and circulation requirements can be satisfied.
- F. Setback Requirements: Minimum setbacks for industrial uses shall be determined through the conditional use review process.
- G. Parking: Parking shall generally be located at the side or rear of industrial buildings with only limited parking allowed at the front of the building between the roadway and the building.

- H. Building Height: Maximum building height shall be thirty feet (30') unless additional building height is required for the industrial use and is approved by the fire district and is determined to be compatible with adjacent buildings and uses. In no case shall the building height exceed fifty feet (50').
- I. Special Requirements: Special landscape screening and other buffer requirements, to the extent practical and reasonable, may be required to minimize the impact on adjacent uses. Special screening and buffer requirements shall be determined through the conditional use review processes. (Ord. 553, 6-8-2005)